104.0	0003	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,416,500 /	1,416,500
					USE VALUE:	1,416,500 /	1,416,500
					ASSESSED:	1,416,500 /	1,416,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHNELLER KATHERINE M
Owner 2:	SCHNELLER ROBERT A
Owner 3:	
Street 1:	22 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAROWELL LLC -
Owner 2:	-
Street 1:	1193 MASSACHUSETTS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2021, having primarily Wood Shingle Exterior and 4486 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	927,000		489,500	1,416,500
Total Card	0.214	927,000		489,500	1,416,500
Total Parcel	0.214	927,000		489,500	1,416,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.76 /Parcel: 315.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

66966

GIS Ref

GIS Ref

Insp Date

09/14/18

!8273!

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	927,000	0	9,310.	489,500	1,416,500		Year end	12/23/2021
2021	101	FV	270,500	700	9,310.	489,500	760,700		Year End Roll	12/10/2020
2020	101	FV	270,500	700	9,310.	489,500	760,700	760,700	Year End Roll	12/18/2019
2019	101	FV	223,500	700	9,310.	489,500	713,700	713,700	Year End Roll	1/3/2019
2018	101	FV	223,500	700	9,310.	419,600	643,800	643,800	Year End Roll	12/20/2017
2017	101	FV	223,500	700	9,310.	391,600	615,800	615,800	Year End Roll	1/3/2017
2016	101	FV	223,500	700	9,310.	335,700	559,900	559,900	Year End	1/4/2016
2015	101	FV	209,500	700	9,310.	300,700	510,900	510,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:02:31

LAST REV

Date	Time
10/12/21	14:08:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8273

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAROWELL LLC,	1576-177	1	7/30/2021		2,060,000	No	No		
TUTTLE KAREN DA	1563-73	1	10/1/2020	Change>Sale	750,000	No	No		
WEDLOCK MARY AN	1552-135	1	12/4/2019	Convenience	1	No	No		
WEDLOCK BRUCE	1165-170		12/20/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2021	304	Heat App	20,000	C				
2/23/2021	191	New Buil	265,000	O				
12/15/2020	1608	New Buil	10,000	O				
7/16/1999	429	Addition	42,000					12X19 ROOM 5X12 WD

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/8/2021		DGM	D Mann
11/19/2020	SQ Mailed	MM	Mary M
11/13/2019	Mail Update	MM	Mary M
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66966
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	4									489,511						489,500	

Total AC/HA:	0.21373	Total SF/SM:	9310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,511	Spl Credit		Total:	489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2021	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	20.	%
Override:			%
	Total:	20.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93455279
Const Adj.:	0.99989998
Adj $ / SQ:	121.480
Other Features:	96572
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1170481
Depreciation:	243460
Depreciated Total:	927021

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

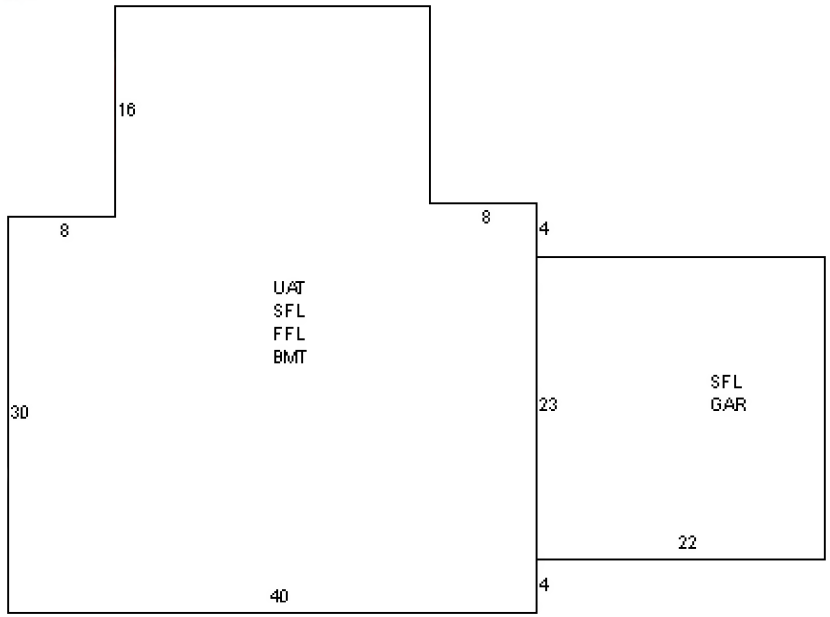
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	215.02
Special Features:	0	Val/Su Net:	149.85
Final Total:	927000	Val/Su SzAd	251.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,098	121.480	254,864
BMT	Basement	1,592	54.670	87,028
FFL	First Floor	1,592	121.480	193,396
GAR	Garage	506	19.940	10,089
UAT	Upper Attic	398	48.590	19,340

Net Sketched Area:	6,186	Total:	564,717
Size Ad	3690	Gross Area	7380	FinArea	4486
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	C	
UAT	100	FLA		G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

104.0-0003-0011.A

IMAGE

AssessPro Patriot Properties, Inc